

FOR SALE

±1.72 ACRES PRIME RETAIL DEVELOPMENT SITE

35369 FM 1774

Pinehurst, TX 77362

PRESENTED BY:

JOE BURKE MBA, USMC-RETIRED

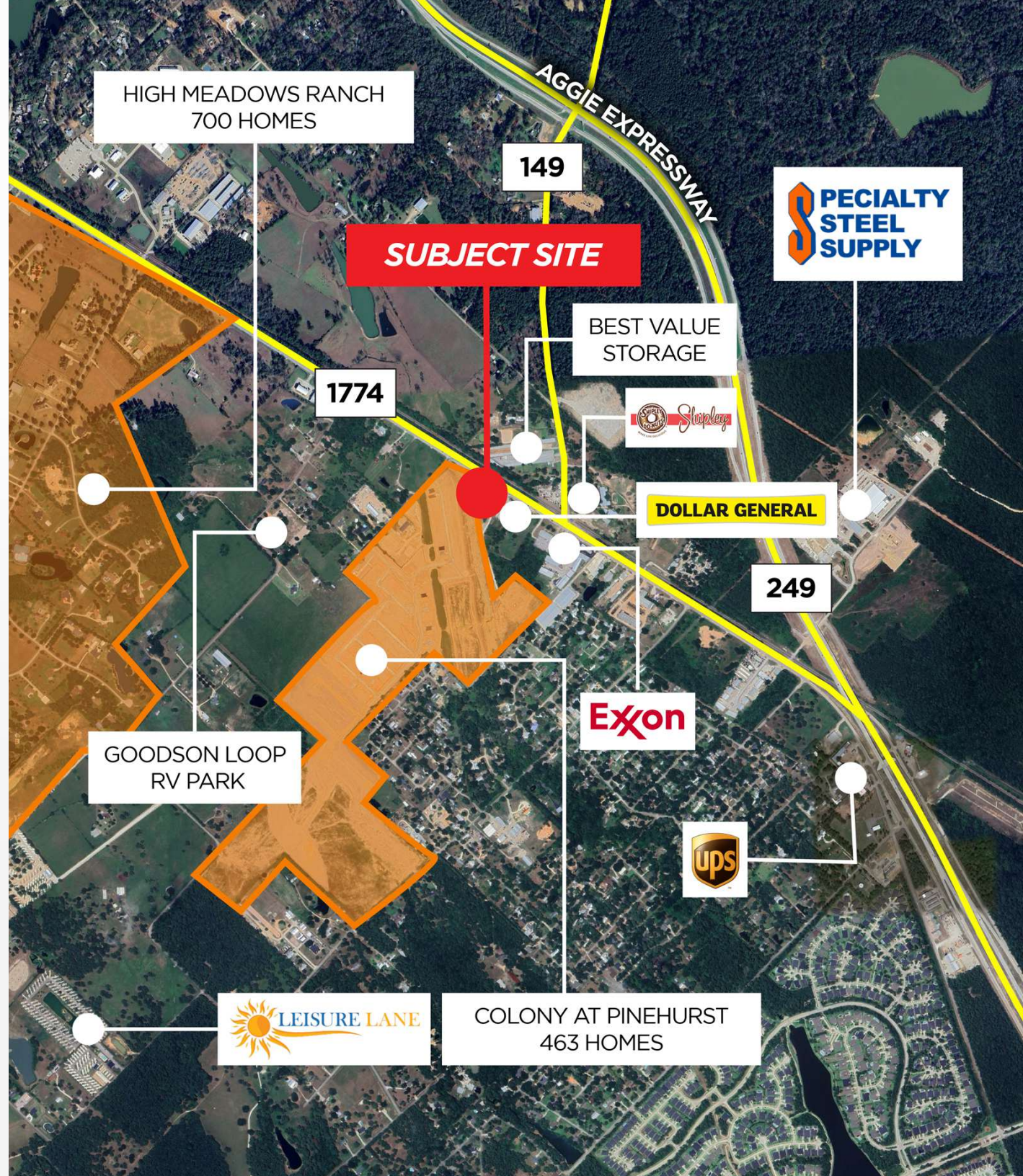
O: 281.367.2220 x153

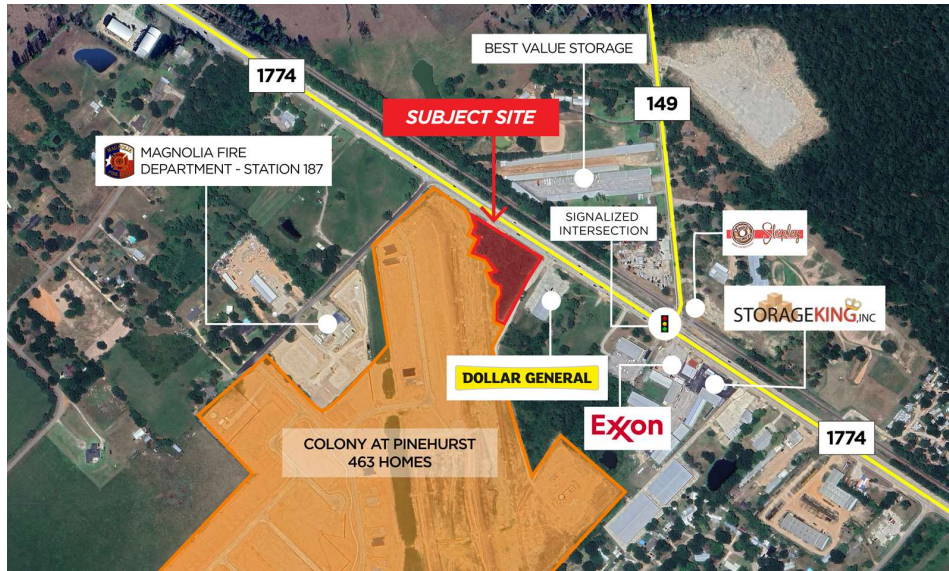
ROBERT WHITAKER

O: 281.367.2220 x154

BONNIE PFRENGER

O: 281.367.2220 x135





PROPERTY HIGHLIGHTS

- Prime retail or commercial development site fronting 400+ home community
- 347' Frontage along FM 1774 which was recently widened to four lanes carrying over 20K traffic movements per day
- 800' West of signalized intersection at FM 1774 and FM 149
- Less than 3 minutes to on ramps of SH 249 [Aggie Expressway]
- Utilities available
- Offsite detention/drainage is available - The 1.72 acres is fully developable without loss of land for onsite Detention
- No restrictions/zoning
- Located in Montgomery County
- Motivated Seller

JOE BURKE MBA, USMC-RETIRED
O: 281.367.2220 x153

ROBERT WHITAKER
O: 281.367.2220 x154

BONNIE PFRENGER
O: 281.367.2220 x135

±1.72 ACRES FM 1774



OFFERING SUMMARY

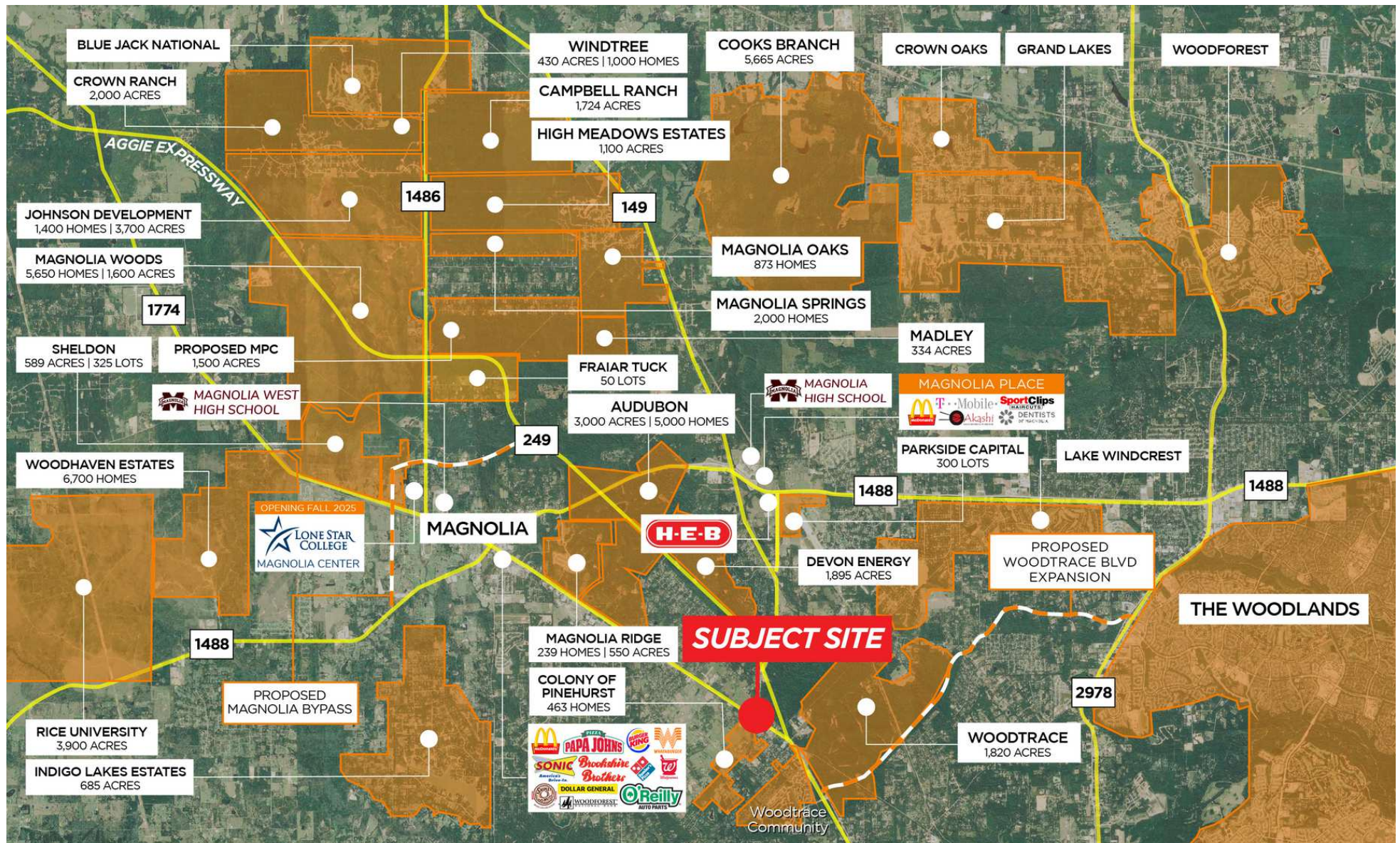
SALE PRICE:	\$900,000
LOT SIZE:	1.72 Acres

TRAFFIC COUNTS

TXDOT 2023: FM 1774 in front of site: 23,835 SVP

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL DAYTIME POPULATION	689	11,334	24,977
AVG HOUSEHOLD INCOME	\$94,763	\$135,832	\$133,960



JOE BURKE MBA, USMC-RETIRED
O: 281.367.2220 x153

ROBERT WHITAKER
O: 281.367.2220 x154

BONNIE PFRENGER
O: 281.367.2220 x135



MAGNOLIA MARKET HIGHLIGHTS

The City of Magnolia is located at the junction of FM 1774 and FM 1488, approximately 45 miles northwest of Houston and 25 miles southwest of Conroe. The city is approximately 20 miles from both IH 45 and US 290 - two of Houston's main highway systems. The greater Magnolia area spans approximately 12 miles in all directions with an estimated population of more than 138,000.

The city is located in southwest Montgomery County, nationally ranked as 7th in growth among U.S. counties. A short drive from Houston, Magnolia is poised for expansion with the arrival of the SH 249 Toll Way and major corporations like Exxon Mobil. At the crossroads of progress Magnolia is still a place where neighbors help neighbors - a place to call home or grow your business.

As the Hwy 249 extension comes to fruition, economic and residential growth is expected to follow in the southwest portion of Montgomery County. Greater Magnolia area residents will gain easier access to the region and see a spike in economic development as they see the first Montgomery County main lanes of the long-awaited Hwy 249 extension project open, stretching from Spring Creek to just south of FM 149 in Pinehurst. By 2026, drivers are estimated to save 16 minutes during evening peak traffic times when traveling northbound on the tollway from Spring Cypress Road to FM 1774 in Pinehurst instead of the Hwy. 249 frontage road, the traffic and revenue study shows. The time savings amount is expected to grow to 26 minutes by 2040, the study states.

The City is in close proximity to both the George Bush Intercontinental Airport serving the greater Houston area and several small general aviation airports, including D.W. Hooks Memorial Airport -an Intercontinental reliever airport and small jet facility. The 2010 U.S. Census shows Magnolia grew 25% in the last decade to 1,400. This year, Magnolia has realized a 50% increase in commercial permits compared to 2010 - and this is just the beginning.

JOE BURKE MBA, USMC-RETIRED
O: 281.367.2220 x153

ROBERT WHITAKER
O: 281.367.2220 x154

BONNIE PFRENGER
O: 281.367.2220 x135



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SVN J. Beard Real Estate - Greater Houston	519836	jeff.beard@svn.com	281-367-2220
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steven Jeffrey Beard	400693	jeff.beard@svn.com	281-367-2220
Designated Broker of Firm	License No.	Email	Phone
Steven Jeffrey Beard	400693	jeff.beard@svn.com	281-367-2220
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joseph P. Burke	579606	joe.burke@svn.com	281-367-2220
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date